
S-3957
NORTHGATE SUBDIVISION EAST
Primary Approval Extension Request

STAFF REPORT
May 31, 2012

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REQUEST MADE, PROPOSED USE, LOCATION:

The developers, Richard & Phyllis Boehning, requesting a two-year extension of the original 5-year conditional primary approval granted June 20, 2007 for a 3-lot commercial subdivision on 4.58 acres, located on the south side of Northgate Drive, just east of SR 43, in Battle Ground, Tippecanoe 27(NW)24-4.

STAFF COMMENTS:

The purpose of this preliminary plat was to reactivate the remaining land of Northgate Subdivision, originally granted primary approval in September 1994.

Constructions plans, including this area, were developed and approved prior to the first two Northgate plats. Existing utilities (sanitary sewer, water, and drainage) were installed, accepted for maintenance and are available to this phase. In December 2007, a 0.88 acre final plat with one lot was recorded, leaving 3.7 acres for future development.

STAFF RECOMMENDATION:

Approval, contingent on the one condition of the original primary approval:

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. The street addresses and County Auditor's Key Number shall be shown.